

For Sale

No. 19 The Pines, Roseleigh, Mooncoin, Co. Kilkenny



Beautifully presented three bedroom semi-detached two-storey residence, nicely situated within the private development of Roseleigh in the village of Mooncoin. In excellent condition throughout, the property is within easy reach of Waterford City, Carrick-on-Suir and Kilkenny City via the M9 Waterford to Dublin motorway. The property offers spacious accommodation extending to c.99 sq. m. and comprising of entrance hall, wc, utility room, living room, kitchen/dining area, three bedrooms, one en-suite and main bathroom. Heating is provided by oil fired central heating and all windows are uPVC double glazed throughout. The property benefits from a Tarmac driveway to front for two cars, and with a large rear garden with decking area. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233

BER: No. 109770156

Asking Price €145,000

PSRA Registration No. 002015

Accommodation

Entrance Hall

Laminated wood flooring. Radiator cover

WC

Laminated wood flooring. WC. WHB

Utility Room

Laminated wood flooring. Plumbed for washing machine

Living Room

5.45 x 3.54

Carpet flooring. Feature fireplace in sand stone with solid fuel stove. Curtains and blinds to by window.

Kitchen/Dining Area

5.37 x 3.51

Laminated wood flooring. Cream shaker style fitted kitchen. Island unit. Granite work surfaces. Integrated dishwasher. Integrated Fridge Freezer. Stainless steel electric oven and microwave. Radiator cover. Tiled splash back. French doors to rear garden.

Stairs and Landing in carpet

Main Bathroom

1.83 x 1.87

Tiled floor and walls around bath. WC. WHB. Jacuzzi Bath with shower mixer.

Master Bedroom

3.58 x 3.25

Solid oak flooring. Generous double bedroom. Curtains and blinds to window.

En Suite

Tiled floor and walls to ceiling. WC. WHB. T90 electric shower

Hot Press

Bedroom 2

3.01 x 3.81

Carpet flooring. Double bedroom. Curtains and blinds to window.

Bedroom 3

2.41 x 2.71

Carpet flooring. Curtains and blinds to window

Garden South West facing rear garden in lawn with decking area. Barna shed

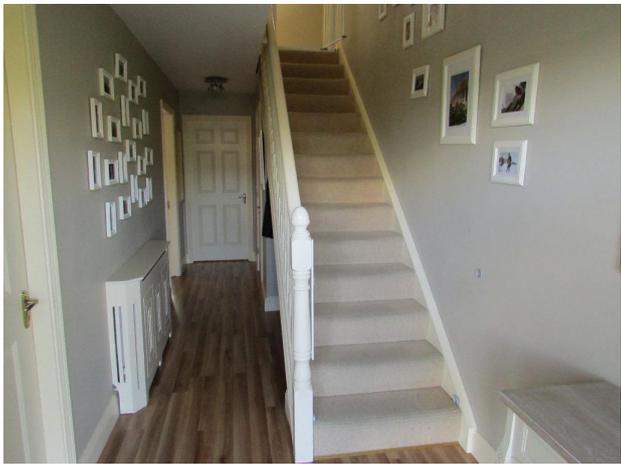
Features In Excellent Condition. uPVC double glazing. Timber frame construction. Tarmac driveway to front to accommodate two cars

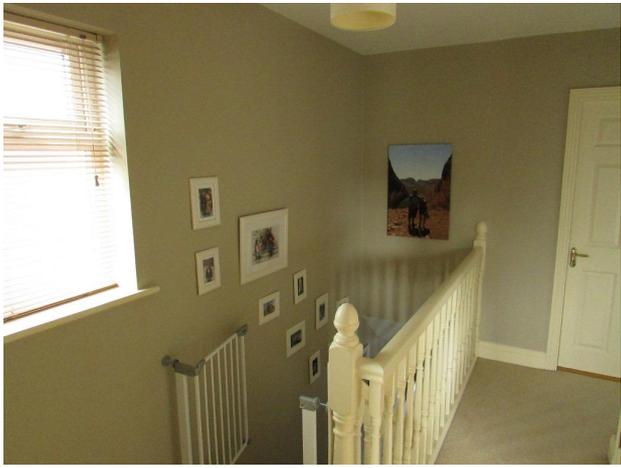
Heating: Oil fired central heating

BER: Rating C1
BER No. 109770156
EPI: 171.14

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

DNG Thomas Reid Auctioneers PRSA License No. 002015







DONALD L. NEWMAN CO.OD
DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.